

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-23-2015 – West Valley Truck Center Subdivision – Lots 10, 11, 14 and 15 Amended

SYNOPSIS:

Applicant: Bart Warner
Proposal: Final Plat Approval
Location: 2330 South 5370 West
Zoning: M

BACKGROUND:

Mike Russell, representing the property owner, is requesting an amendment to lots 10, 11, 14 and 15 of the West Valley Truck Center Subdivision. The purpose for the amendment is to modify the north/south property line separating these lots. The proposed application will also adjust the existing north/south public utility easement to coincide with the location of the amended property line.

When the West Valley Truck Center Subdivision was recorded, a number of lots were platted to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain, a few modifications have taken place over the years to accommodate specific uses and/or planned future uses that do not fit within the original lot configuration.

The City has received an application from Truck Pro LLC to adjust the north/south property line separating lots 10 and 11 and 14 and 15. The property line in question will be moved approximately 20 feet to the west. This change will allow lots adjacent to 5370 West to be larger in size in anticipation of future development.

An existing public utility easement runs parallel to the property line being moved. This easement will be relocated in similar fashion with the new property line. All other existing easements will remain as originally platted.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager